

Mr. Robert R. Hemphill, CCIM  
The Robert Hemphill Company  
1300 West Lynn 110  
Austin, Texas 78703

Re: Exclusive Letter of Representation

Dear Mr. Hemphill:

This letter is authorization for your company **Robert R. Hemphill Company** to act as our agent in securing proposals and information on our behalf. The information is to be obtained for the leasing of office space in the downtown, and central office markets. The term of this letter is for a period of one hundred and eighty (180) days from today's date. Either party may elect to cancel this agreement with notice to the other party.

You are authorized to represent us in preliminary negotiations and are without authorizations to bind or obligate us in any respect. The proposals you submit will be subject to our approval and arrangements. We grant you the exclusive right, prior contacts by us notwithstanding, to represent us for the above-described period of time and agree not to employ any other agent to represent us for that period of time.

It is understood that compensation for your services will come from sources other than us and that we will not be responsible for any such fees for services. Nevertheless, we shall use our best efforts to protect and effect your receiving compensation for real estate fees paid by the owner(s).

Sincerely,

By: \_\_\_\_\_

Date: \_\_\_\_\_